

2024年 4月 17日

此文件在 收到 - 城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

17 APR 2024

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2400917

11/4

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-STK/XS
	Date Received 收到日期	17 APR 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Sha Tau Kok Farm Organic Company Limited (沙頭角農莊有機種植有限公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Goldrich Planners and Surveyors Limited
金潤規劃測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 443 S.B RP (Part), 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part) and 447 S.B RP (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2150 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 334 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR")
(f) Current use(s) 現時用途	Public Vehicle Park (Coaches and Private Cars) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
27/03/2024 (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 16/04/2024 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間			
.....			
.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>NE-STK</u> / <u>21</u>
(b) Date of approval 獲批給許可的日期	<u>11/06/2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>15/06/2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Public Vehicle Park (Coaches and Private Cars) for a Period of 3 Years
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 <u>3</u></p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to Appendix 1.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

LAU TAK FRANCIS

Planning Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

MRTPI, FRICS, RPS(GP)

on behalf of
代表

Goldrich Planners and Surveyors Limited



☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

11/04/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 443 S.B RP (Part), 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part) and 447 S.B RP (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories
Site area 地盤面積	2150 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 334 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2
Zoning 地帶	"Agriculture" ("AGR")
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Coaches and Private Cars) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		23
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Coach Parking Spaces		14
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		9
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan (Plan 1), Lot Index Plan (Plan 2), Trees Preservation and Landscape Plan (Plan 4), Drainage Proposal (Plan 5) Swept Path Analysis (Plan 6),</u>		
<u>Reports 報告書</u> Fire Service Installations Proposal (Plan 7) and Run in/out Proposal (Plan 8)		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Executive Summary

1. The application site is on Lots 443 S.B RP (Part), 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part) and 447 S.B RP (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories.
2. The applied use is renewal planning approval for 'Temporary Public Vehicle Park (Coaches and Private Cars Only)' for a Period of 3 Years.
3. The site area is about 2,150m², of which 334m² is government land.
4. A total of 23 parking spaces and loading / unloading spaces are proposed on the site, including 9 parking spaces for coaches and 14 parking spaces for private cars.
5. Operation hours are 7 a.m. to 11 p.m. every day (including Sundays and Public Holidays).

行政摘要

1. 申請地點位於新界沙頭角丈量約份第 41 約地段第 443 號 B 分段餘段(部分)、第 444 號 B 分段餘段(部分)、第 445 號 B 分段餘段(部分)、第 446 號 B 分段餘段(部分)及第 447 號 B 分段餘段(部分)和毗連政府土地。
2. 申請用途為「臨時公眾停車場(只限旅遊車及私家車)」的規劃許可續期 (為期 3 年)。
3. 申請面積為大約 2,150 平方米，當中包括 334 平方米的政府土地。
4. 申請地點將提供 23 個泊車及上落客車位，包括 9 個旅遊巴士泊車位及 14 個私家車泊車位。
5. 營業時間為每日上午 7 時至下午 11 時 (包括星期日及公眾假期)。

Justifications

(Lots 443 S.B RP (Part), 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part) and 447 S.B RP (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories.)

1) The Applied Use (same as previous application)

The applied use is renewal planning approval for ‘Temporary Public Vehicle Park (Coaches and Private Cars Only)’ for a Period of 3 years.

2) Location (same as previous application)

The application site is on Lots 443 S.B RP (Part), 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part) and 447 S.B RP (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories.

3) Site Area (same as previous application)

The site area is about 2,150m², of which 334m² is Government Land.

4) Town Planning Zoning

The site is zoned “Agriculture” (“AGR”) on the approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2.

The planning intention of the “AGR” zone is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

The applied use (temporary public vehicle park) is neither a column 1 nor column 2 use in the “AGR” zone. However, temporary uses not exceeding three years may be permitted on application to Town Planning Board (TPB).

5) Details of Proposed Development (same as previous application)

(a) Operation hours

The operation hours will be from 7:00 am to 11:00 pm every day, including Sundays and public holidays. The operation hours remain the same as the previous approved application no. A/NE-STK/21.

(b) Mode of operation

Only private cars and coaches will be parked at the site. No light goods vehicles, medium goods vehicles and heavy goods vehicles, as defined by the Road Traffic (Construction and Maintenance of Vehicles) Regulations (Cap. 374 A), will be parked at the site. Container tractors and trailers are not allowed to park at the site.

(c) Development Parameters

14 parking spaces for private cars (5m (L) x 2.5m (W) each) and 9 parking spaces for coaches (12m (L) x 3.5m (W) each) will be provided at the site. Hence, a total of 23 parking spaces will be provided. Please refer to Layout Plan (Plan 3) for the location of the parking spaces.

(d) Provision of Access

Two 7.3m vehicular accesses will be provided at the south-western and south-eastern part of the site. Vehicles will enter the site via the vehicular access at the south-eastern part of the site and leave via the vehicular access at the south-western part of the site by one-way traffic. Two accesses to other sites are provided at the northern part of the site to maintain the existing vehicular accesses to other sites. Please refer to Layout Plan (Plan 3) for the location of access points.

6) Previously Approved Applications

The site is the subject of a previously approved application no A/NE-STK/21 approved by Rural and New Town Planning Committee (RNTPC) of TPB on 11.6.2021.

Given the previously approved application at the site, approval of the current application is in line with previous decisions of RNTPC of TPB.

7) Similar Applications within the “AGR” Zone

There is no similar application for ‘temporary public vehicle park’ within the same “AGR” zone.

8) Compatible with the Surrounding Characteristics

The site is situated in the midst of rural landscape. The ‘temporary public vehicle park’ use under the current application is compatible with the surrounding area.

9) Compliance of Approval Conditions

In the previous application A/NE-STK/21, the applicant complied with all the approval conditions.

10) No Adverse Impacts to Surrounding Environment (same as previous application)

(a) Visual

No structure is proposed within the site. Only coaches and private cars will be parked at the site. It is compatible with the surrounding environment. No significant adverse visual impact is anticipated.

(b) Landscape

A tree preservation and landscape proposal (Plan 4) was prepared for the current application. The proposal was approved by the Planning Department. Under the current proposal, a total of 26 existing trees have been planted along the site boundary. The total number of trees remains the same as the approved landscape proposal under the previous application A/NE-STK/21.

All the trees will be properly maintained. 1m x 1m planting spaces and tree guards have been erected to prevent the trees from damage by vehicles. Regular horticultural maintenance, viz. watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the Tree Management Office including 'Tree Care During Construction' and 'Pictorial Guide for Tree Maintenance'. Regular tree inspection and appropriate remedial measure(s) will be proposed and implemented to ensure healthy tree growth. These measures entail removal of climbers and dead trees.

(c) Drainage

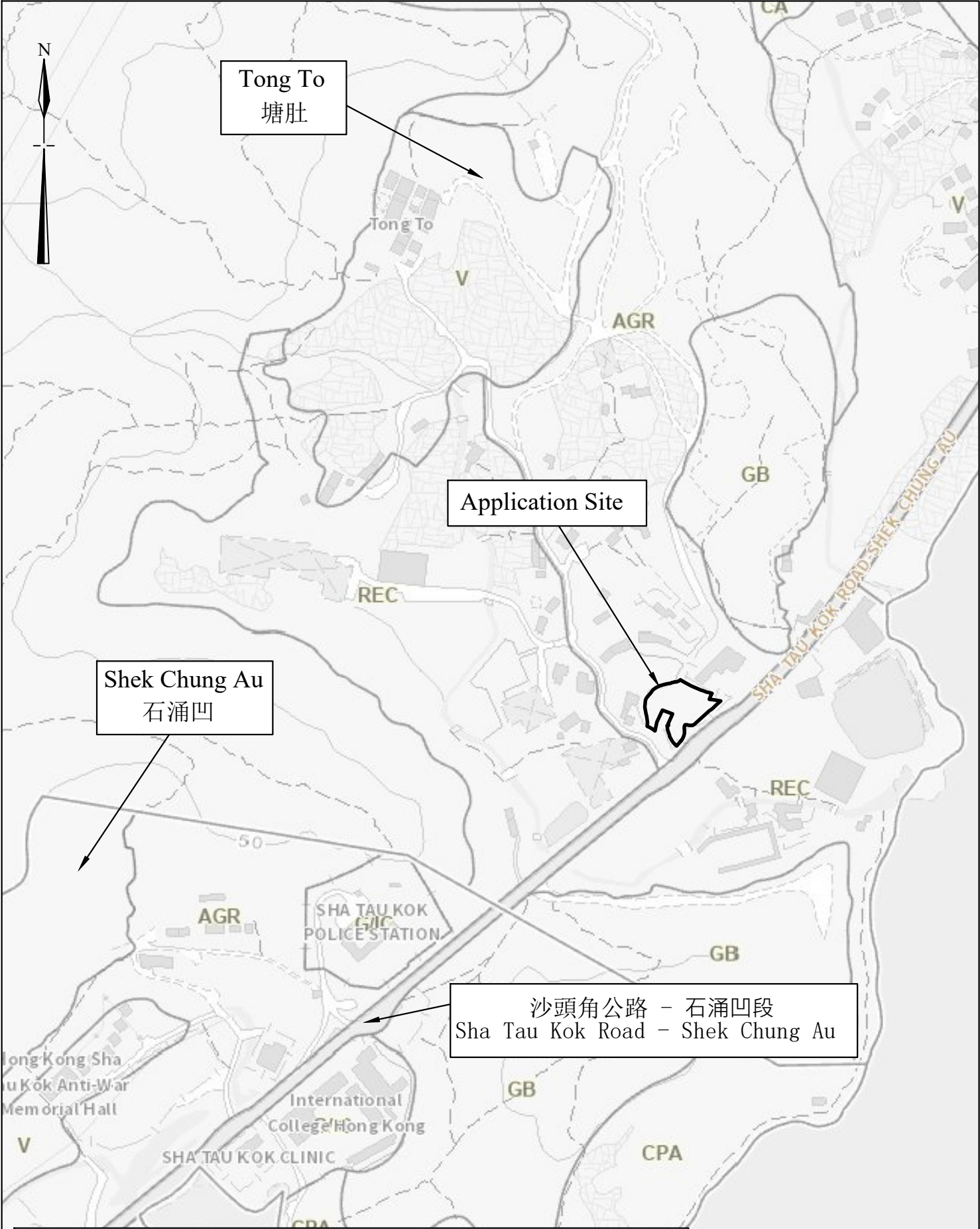
The drainage proposal remains the same as the approved drainage proposal under previous application no. A/NE-STK/21. The existing 225mm and 300mm U-channels will be maintained in good conditions during the approval period. Please refer to the drainage proposal (Plan 5) for details.

(d) Traffic

The site is accessible via a local track connecting to Sha Tau Kok Road – Shek Cheung Au (Plan 1). 14 parking spaces for private cars (5m (L) x 2.5m (W)) and 9 parking spaces for coaches (12m (L) x 3.5m (W)) will be provided at the site. Please refer to the Layout Plan (Plan 3) for the location of parking spaces.

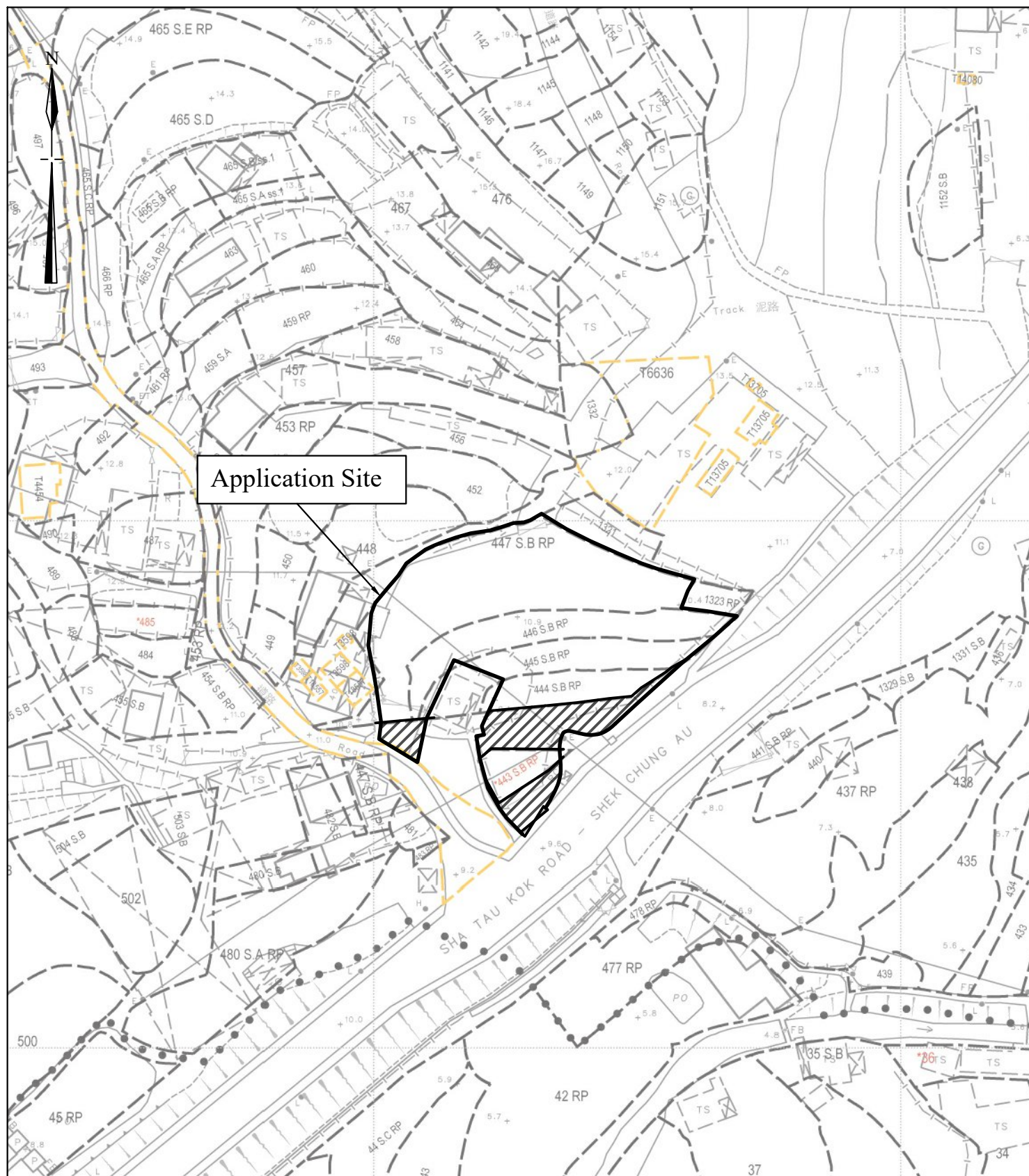
Given the limited number of parking spaces provided at the site, no significant adverse impact on the local road networks is anticipated.

- End -



Extracted from Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2

Not to Scale	Location Plan Lots 443 B RP(Part), 444 B RP(Part), 445 B RP(Part), 446 B RP(Part) and 447 B RP(Part) in D. D. 41 and Adjoining Government Land Sha Tau Kok, New Territories	Goldrich Planners & Surveyors Ltd.
April 2024		Plan 1 (P 13076)



Application Site



Private Land Area: 1,816m² (about)



Government Land Area: 334m² (about)

Total Area: 2,150m² (about)

1:1000

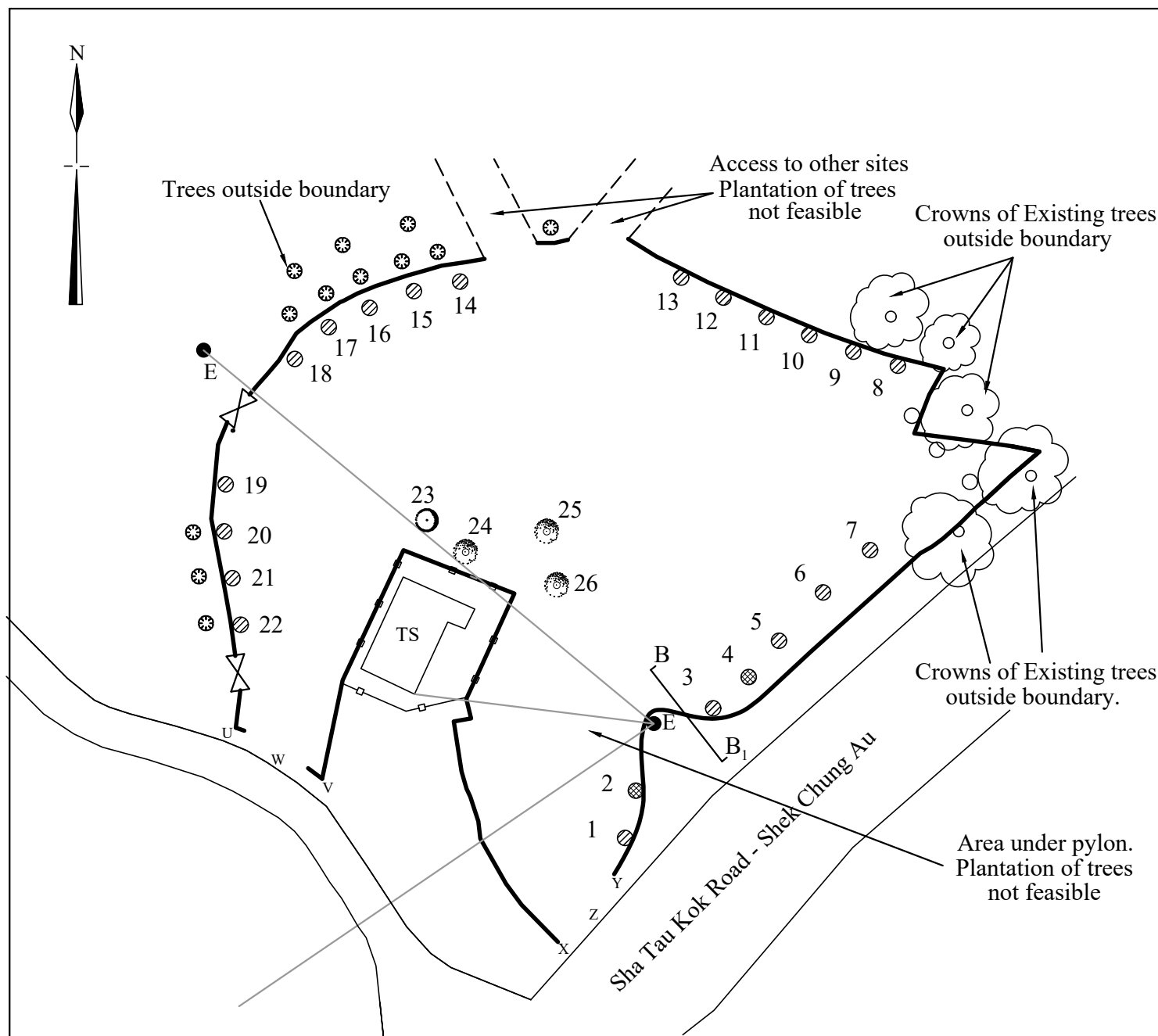
Lot Index Plan

**Goldrich Planners &
Surveyors Ltd.**

April 2024

Government Land adjoining to lots 443 B RP(Part),
444 B RP(Part), 445 B RP(Part), 446 B RP(Part)
and 447 B RP(Part) in D. D. 41
Sha Tau Kok, New Territories

**Plan 2
(P 13076)**



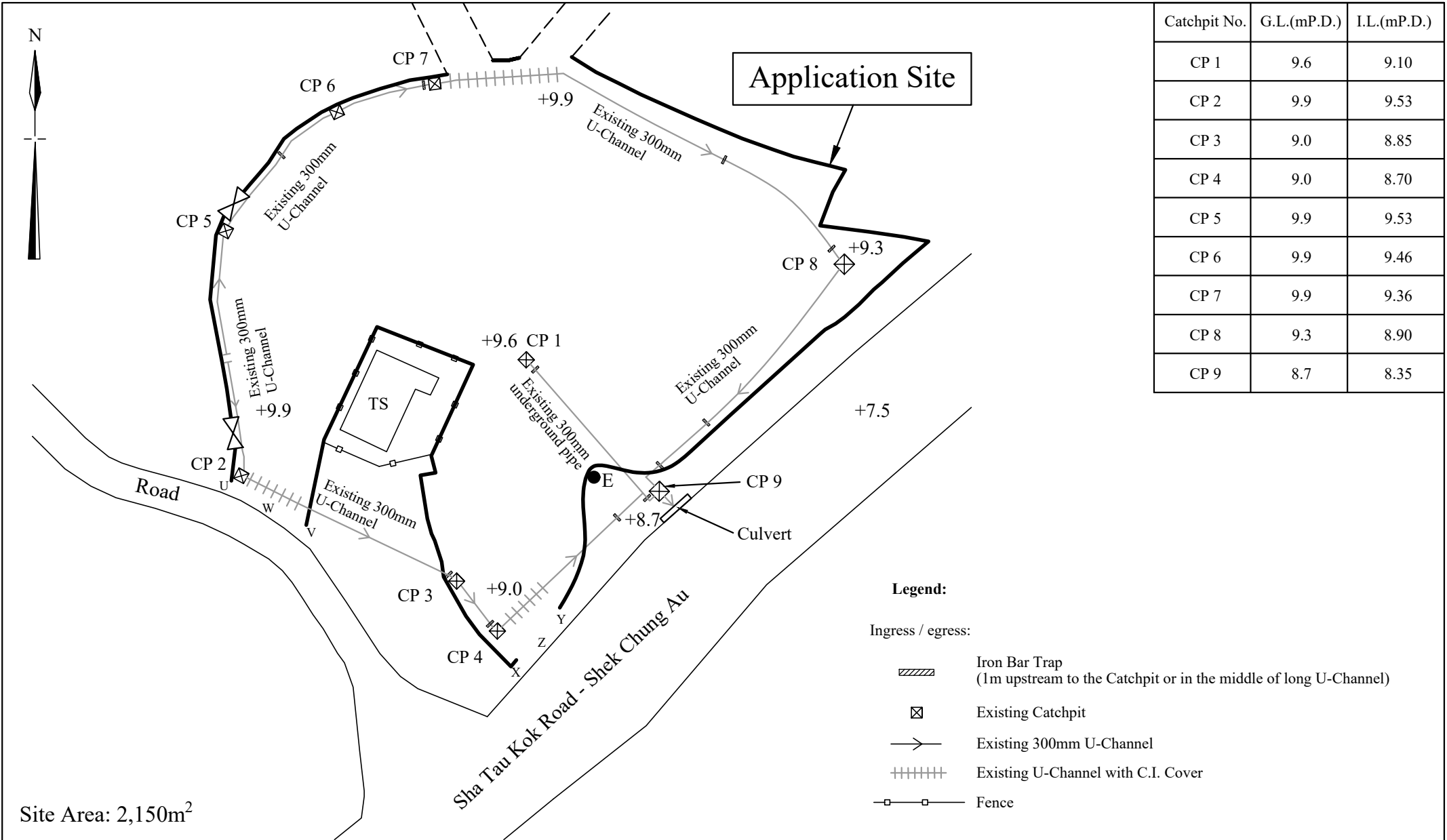
Legend

Ingress / egress: x and y through z / u and v through w

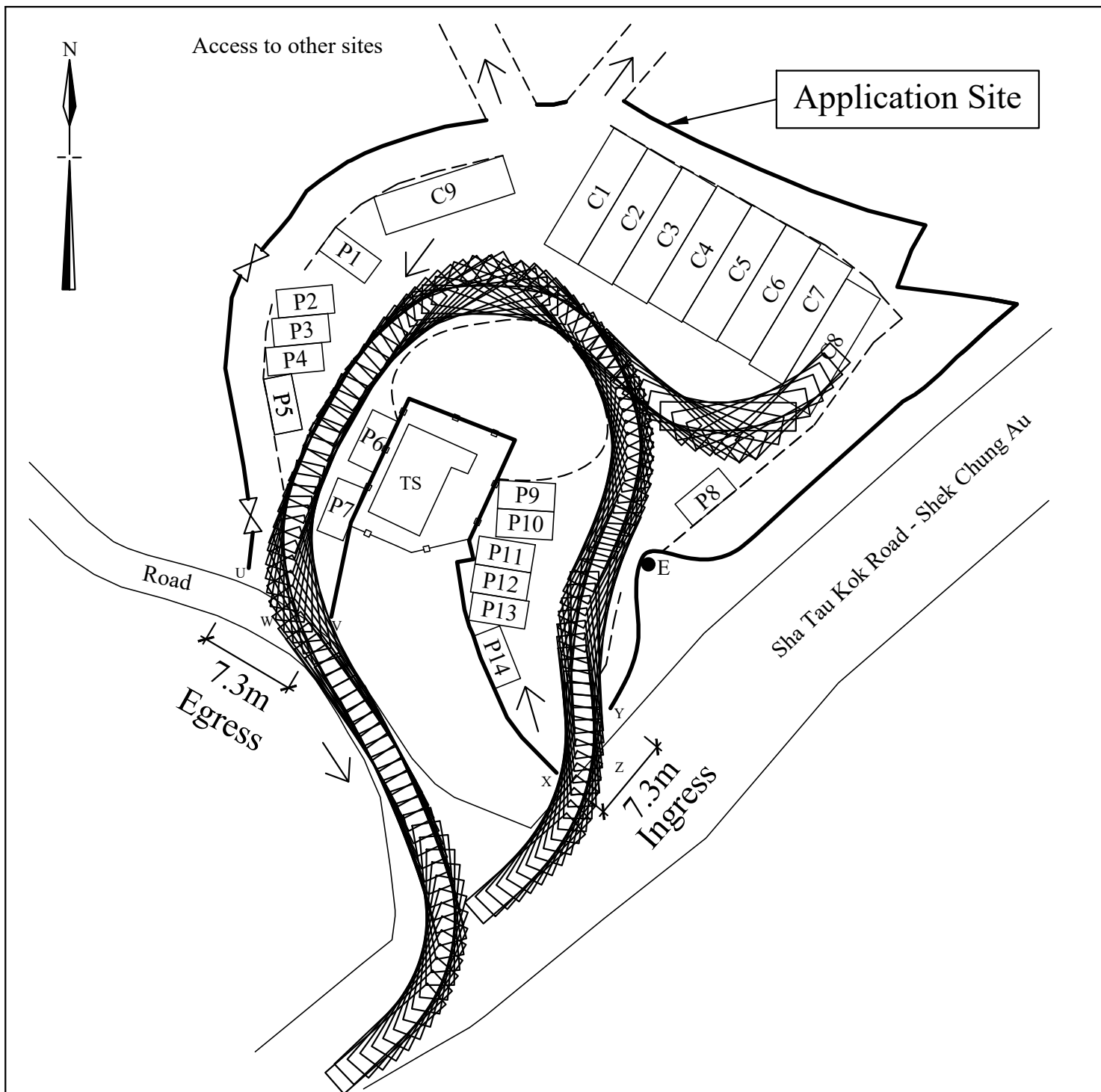
—□—□—□— Fence

	Min. Size (Height)	Quantity
Existing Ficus Microcarpa (細葉榕) with metal tree guard of no less than 1.0m high	2.75m	20
Existing Ficus Microcarpa (細葉榕)	2.75m	2
Existing Celtis sinensis (朴樹)	NA	1
Existing Litchi chinensis (荔枝)	NA	3
Naturally existing tree outside boundary	NA	12
Total:		26

1 : 500	Tree Preservation and Landscape Proposal Lots 443 B RP(P), 444 B RP(P), 445 B RP(P), 446 B RP(P) and 447 B RP(P) in D. D. 41 and Adjoining Government Land Sha Tau Kok, New Territories	Goldrich Planners & Surveyors Ltd.
April 2024		Plan 4 (P 13076)



1 : 500	Drainage Proposal Lots 443 B RP(Part), 444 B RP(Part), 445 B RP(Part), 446 B RP(Part) and 447 B RP(Part) in D. D. 41 and Adjoining Government Land Sha Tau Kok, New Territories	Goldrich Planners & Surveyors Ltd.
April 2024		Plan 5 (P 13076)



Legend

Ingress / egress: x and y through z / u and v through w (7.3m wide)

C Parking Space for Coach: 12m(L) x 3.5m(W) x 9

P Parking Space for Private Car: 5m(L) x 2.5m(W) x 14

—□—□—□— Fence

Dimensions of a Coach: 12m(L) x 2.5m(W)

1 : 500

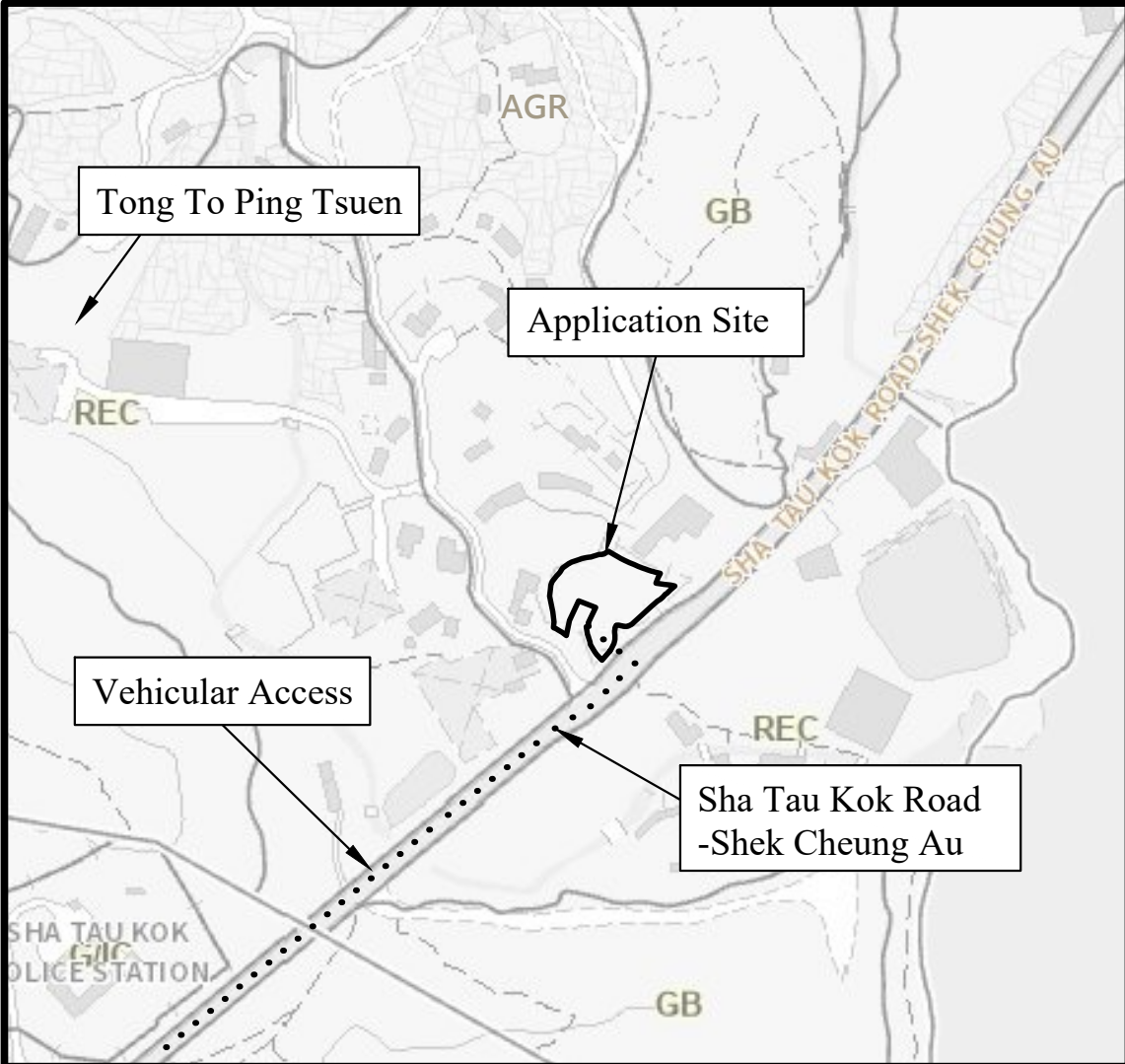
April 2024

Swept Path Analysis

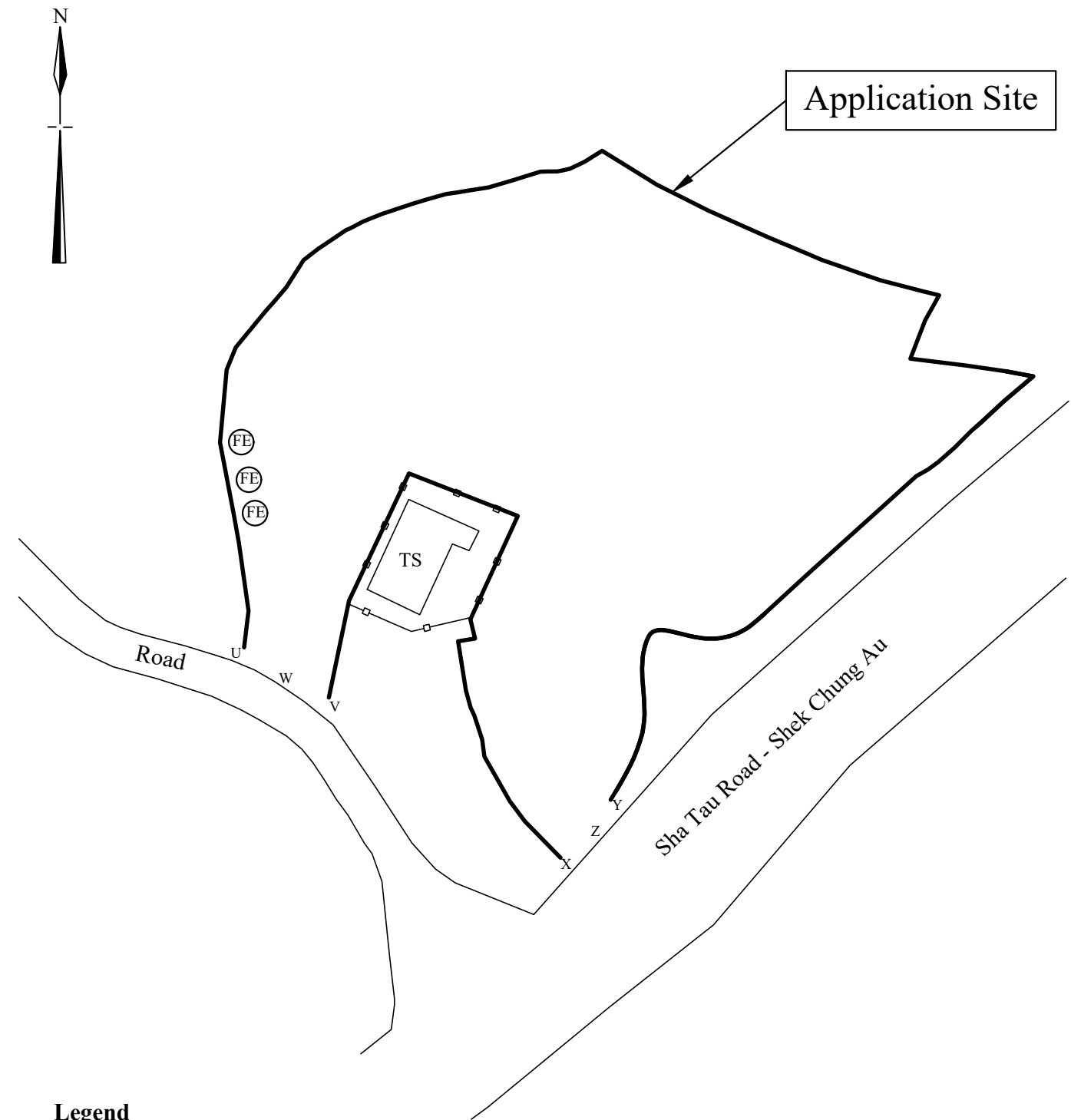
Lots 443 B RP(Part), 444 B RP(Part), 445 B RP(Part),
446 B RP(Part) and 447 B RP(Part) in D. D. 41
and Adjoining Government Land
Sha Tau Kok, New Territories

**Goldrich Planners &
Surveyors Ltd.**

**Plan 6
(P 13076)**



Location Plan
(Not to scale)



Legend

- ⊙FE 5.0kg CO2 Gas type Fire Extinguisher x 3
- Ingress / egress: x and y though z / u and v though w
- Fence

FS NOTES

- (i) Portable hand-operated approved application shall be provided as required by occupancy.

1 : 500

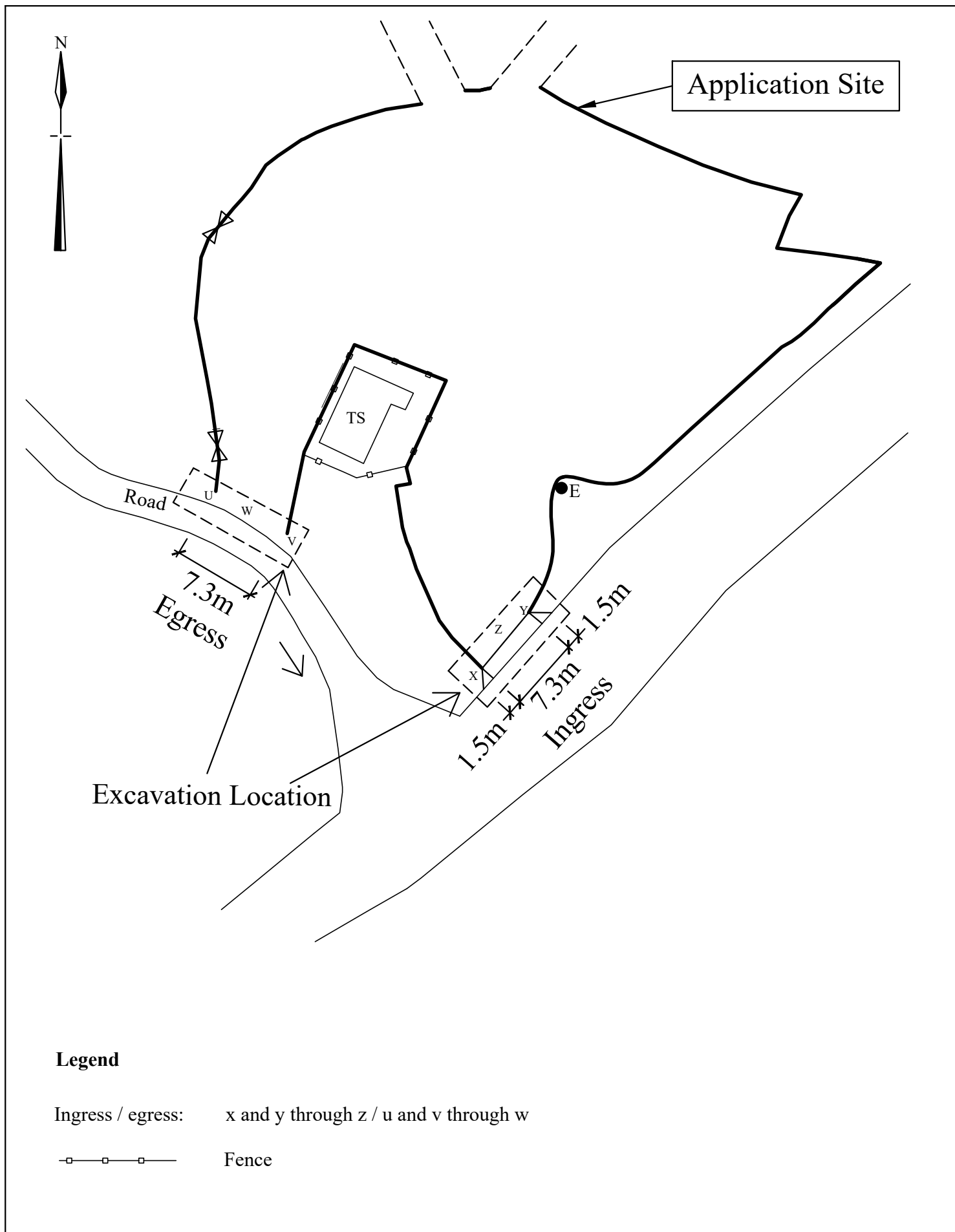
April 2024

Fire Service Installation Proposal

Lots 443 B RP(Part), 444 B RP(Part), 445 B RP(Part), 446 B RP(Part)
and 447 B RP(Part) in D. D. 41 and Adjoining Government Land

Goldrich Planners &
Surveyors Ltd.

Plan 7
(P 13076)



1 : 500	Run in/out proposal Lots 443 B RP(Part), 444 B RP(Part), 445 B RP(Part), 446 B RP(Part) and 447 B RP(Part) in D. D. 41 and Adjoining Government Land Sha Tau Kok, New Territories	Goldrich Planners & Surveyors Ltd.
April 2024		Plan 8 (P 13076)

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

William Shu Tai WONG/PLAND

寄件者: Rich Gold [REDACTED]
寄件日期: 2024年04月17日星期三 17:57
收件者: William Shu Tai WONG/PLAND
主旨: Planning application No. A/NE-STK/25 - Copy of Compliance Letter of Approval
Condition (i) in previous application
附件: A_NE-STK_21_Lr fr PlanD_con(i)_drainage record accept_12.12.2022.pdf
類別: Internet Email

Dear Mr. Wong,

Attached please find the letter from PlanD for compliance with the approval condition (i) in the previous application no. A/NE-STK/21 for your further action. Thank you.

Regards,
Alan Poon

--

[Goldrich Planners and Surveyors Ltd.](#)
Room 8E, 8/F., Keader Centre,
129-149 On Lok Road,
Yuen Long,
New Territories,
Hong Kong.
[REDACTED]

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沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F.,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference:
本署檔號 Our Reference: () in TPB/A/NE-STK/21
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

Goldrich Planners & Surveyors Ltd.
Room 8E, Keader Centre
129-149 On Lok Road
Yuen Long, New Territories
(Attn.: Mr. Francis LAU)

By Post and Fax

12 December 2022

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Public Vehicle Park
(Coaches and Private Cars Only) for a Period of 3 Years in "Agriculture" Zone,
Lots 443 S.B RP (Part), 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part)
and 447 S.B RP (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok
(Compliance with Approval Condition (i) for Planning Application No. A/NE- STK/21)**

I refer to your submission dated 21.11.2022 for compliance with approval condition (i) in relation to the submission of a record of the existing drainage facilities on the site under the captioned planning application.

Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. LEE Wai Chung; Tel.: 2300 1274) has been consulted and considered that approval condition (i) has been complied with.

Should you have any queries, please feel free to contact Ms. Michelle L. T. CHAN of this department at 2158 6391.

Yours faithfully,

(Margaret CHAN)
for Director of Planning

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.
Tel. 電話: |

Fax. 傳真:

香港新界元朗安樂路129號基達中心8樓 E室
E-mail 電郵: |

Your Ref.: A/NE-STK/25

Our Ref.: P13076/TL24232

9 May 2024

The Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point, Hong Kong

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

S.16 Planning Application

Renewal of Planning Approval for

‘Temporary Public Vehicle Park (Coaches and Private Cars Only)’

for a Period of 3 Years

Lots 443 S.B RP (Part), 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part)

and 447 S.B RP (Part) in D.D. 41 and Adjoining Government Land,

Sha Tau Kok, New Territories

We would like to submit 2 pages of FS251 certificates for the captioned application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

Francis Lau

Encl.

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

30205 106654

Name of Client 顧客姓名

Sha Tau Kok Farm Organic Company Limited

Address 地址

30G Tong To Village, DD41 Lot 447SB, Sha Tau Kok, NT



Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☒ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
24	5kg CO2 F.E. x 3 nos.	30G, G/F	Supply and Install	Conforms with FSD requirements	06/05/2024

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized

Signature:

受權人簽署

Name:

姓名

潘正強

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

潘正強

Telephone:

聯絡電話

Date:

日期

06/05/2024

For FSD
use only

Inspected

Key-in

Verified

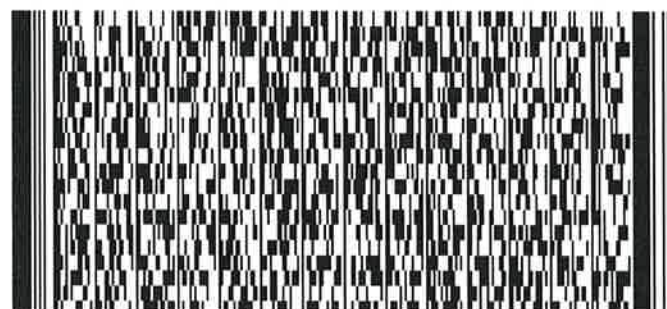
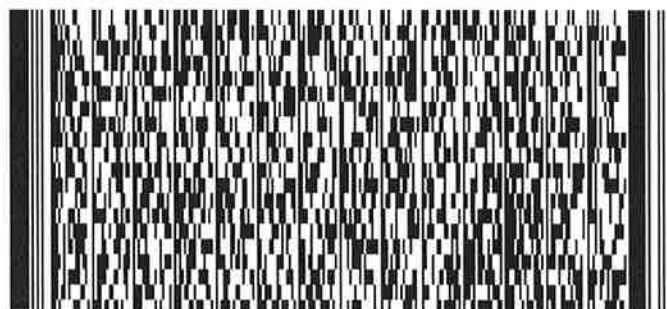
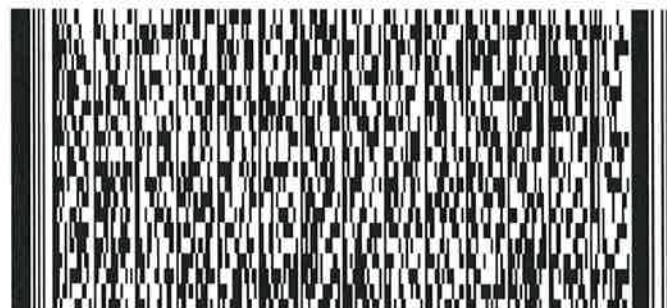
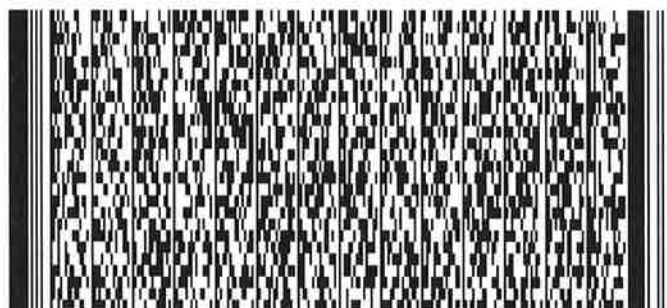
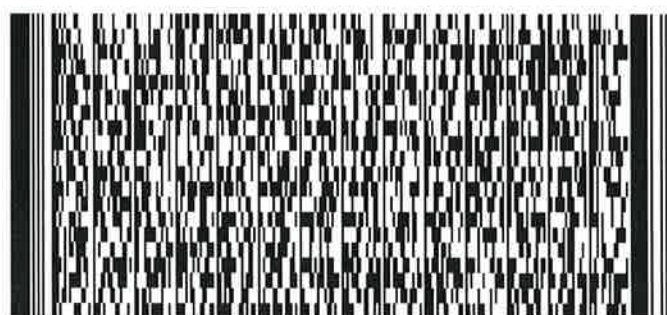
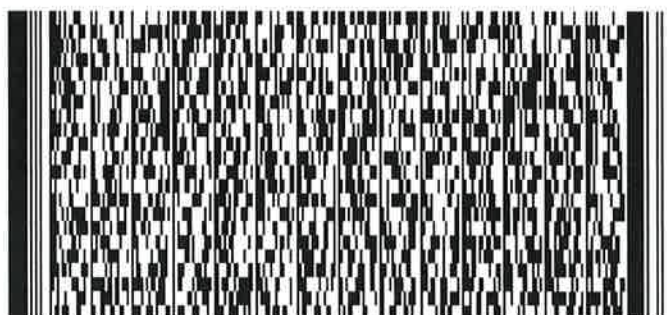
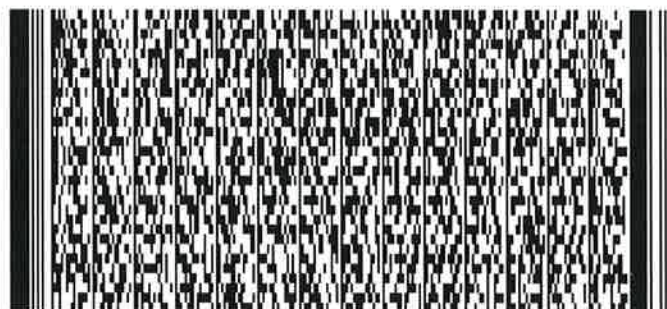


Serial Number

30205 106654

Name of Client 顧客姓名

Sha Tau Kok Farm Organic Company Limited



GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.
Tel. 電話:

Fax. 傳真:

香港新界元朗安樂路129號基達中心8樓 E室
E-mail 電郵:

Your Ref.: A/NE-STK/25

Our Ref.: P13076/TL24247

16 May 2024

The Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point, Hong Kong

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

S.16 Planning Application

Renewal of Planning Approval for

‘Temporary Public Vehicle Park (Coaches and Private Cars Only)’

for a Period of 3 Years

Lots 443 S.B RP (Part), 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part)

and 447 S.B RP (Part) in D.D. 41 and Adjoining Government Land,

Sha Tau Kok, New Territories

We would like to clarify that the applied use and the layout of the planning application remain unchanged.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

Francis Lau

Encl.

Comments from District Lands Officer/ North dated 24.5.2024

	Comments	Responses
1.	The application site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the application site.	Noted.
2.	Lot No. 447 SB RP in DD. 41 is covered by a Letter of Approval (LoA) No. 1064 for erection of temporary structures. This office reserves the rights to take enforcement action for irregularities and cancel the LoA as appropriate.	Noted.
3.	The application site are already being used for the uses under the application. Despite illegal occupation of GL had been stated in last planning application in May 2021, no rectification nor STT application had been received by this office since last planning approval in June 2021.	The applicant will apply to the Lands Department for a STT to regularize the occupation of Government Land.
4.	<p>I must point out that the following irregularity covered by the subject planning application has been detected by this office:</p> <p><u>Unlawful occupation of Government land adjoining the said private lots covered by the planning application.</u></p> <p>The GL within the application site (about 334 m² as mentioned in the application form) has been fenced off without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the illegal occupation of Government land without further notice.</p>	For Government Land, please refer to response 3. above.
5.	The following irregularity not covered by the subject planning application has been detected by this office:	The applicant will identify the unauthorized structures and liaise the Lands Department on the scale of the unauthorized structure and the method to regularize the same.

	<p><u>Unauthorised structures within the said private lots not covered by the planning application</u></p> <p>There are unauthorised structures within Lot No. 447 SB RP in DD. 41 not covered by the subject planning application. The lot owners should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p>	
6.	<p>The lot owners/applicant shall remove the unauthorised structure not covered by the subject planning application immediately and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required, apply to this office for a Short Term Tenancy (STT) to permit the occupation of the Government land. The application for STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STT, if approved, will be subject to such terms and conditions including the payment of rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners/applicant for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of Government land.</p>	Please refer to responses 3. and 5.
7.	<p>Unless and until the unauthorised structures are duly rectified by the lot owners, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.</p>	Please refer to response 5.

**Relevant Extracts of Town Planning Board Guidelines No. 34D on
‘Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for temporary Use or Development’
(TPB PG-No. 34D)**

1. The relevant assessment criteria for assessing applications include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous S.16 Applications

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/NE-STK/5	Proposed Temporary Public Vehicle Park for Coaches and Private Cars for a Period of 3 Years	16.1.2015 (Revoked on 16.4.2017)
A/NE-STK/13	Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only) for a Period of 3 Years	15.6.2018
A/NE-STK/21	Renewal of Planning Approval for Temporary Public Vehicle Park (Coaches and Private Cars Only) for a Period of 3 Years	11.6.2021

Government Departments' General Comments

1. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no objection to the application from the landscape planning perspective;
- the application site (the Site) is located in an area of rural coastal plains landscape character comprising village houses, tree clusters and vegetated areas. Compared with the aerial photos of 2021 and 2023, there is no significant change in the landscape character since the last planning application (No. A/NE-STK/21) was approved; and
- the Site is hard paved with few temporary structures and currently used as temporary public vehicle park. According to the planning statement, 26 existing trees within the Site are proposed to be maintained. Compared with the last approved planning application No. A/NE-STK/21, there is no change in the development layout under the current application. Further significant adverse impact on the existing landscape resources within the Site arising from the continued use is not anticipated.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- noting that the development parameters of the current application remain unchanged from the last approved application, he has no comments on the subject renewal application from traffic engineering viewpoint.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- the proposed access arrangement and the Traffic Impact Assessment for the run-in/out at Sha Tau Kok Road - Shek Chung Au should be commented and approved by TD;
- the run-in/out should be designed and constructed in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and TD; and
- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

3. Agricultural and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no strong view against the application for renewal of the planning approval from agricultural perspective considering that the previous application for the same use on the Site was approved; and
- no comment on the subject application and the tree preservation and landscape proposal

from nature conservation perspective.

4. Other Departments

The following government departments have no comments on the applications:

- (a) Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)
- (b) Director of Fire Services (D of FS);
- (c) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD);
- (d) Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (e) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (f) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- (i) the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site;
 - (ii) Lot 447 S.B RP in D.D. 41 is covered by a Letter of Approval (LoA) No. 1064 for erection of temporary structures. His office reserves the rights to take enforcement action for irregularities and cancel the LoA as appropriate;
 - (iii) the Site is already being used for the use under the application. Despite illegal occupation of GL had been stated in the last planning application in May 2021, no rectification nor Short Term Tenancy (STT) application had been received by his office since the last planning approval in June 2021;
 - (iv) the following irregularities covered by the subject planning application have been detected by his office:

Unlawful occupation of GL adjoining the said private lots covered by the planning application

- the GL within the Site (about 334 m² as mentioned in the application form) has been fenced off without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
 - illegal occupation of GL first and then application for regularisation should not be encouraged especially the unauthorized occupation of GL had been raised since last planning application three years ago in May 2021;
- (v) the following irregularities not covered by the subject planning application have been detected by his office:

Unauthorized structures within the said private lot not covered by the planning application

- there are unauthorised structures within Lot 447 S.B RP in D.D. 41 not covered by the subject planning application. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
- for the unauthorised structure within the application lot but excluded from the application, Short Term Waiver (STW) cannot be processed before ratification. The lot owner/ applicant shall remove the unauthorized structures not covered by the subject planning application immediately;

- (vi) the lot owners/applicant shall remove the unauthorised structure not covered by the subject planning application immediately and, subject to the approval of the Town Planning Board (the Board) to the planning application which shall have reflected the rectification as aforesaid required, apply to his office for a STT to permit the occupation of the GL. The application for STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STT, if approved, will be subject to such terms and conditions including the payment of rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners/applicant for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL; and
 - (vii) unless and until the unauthorised structures are duly rectified by the lot owners, his office objects to the application;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the run-in/ out should be designed and constructed in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and Transport Department, and adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
 - (c) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by Environmental Protection Department (EPD) to minimize any potential environmental nuisance;
 - (d) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) existing water mains are inside the proposed site and may be affected. The applicant is required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains inside the proposed site areas are needed to be diverted outside the site boundary of the proposed site to lie in GL. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
 - (iii) if diversion is not required, the following conditions shall apply:
 - existing water mains are affected and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s). Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;

- no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and
 - tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains;
- (e) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the BO. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (ii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with the BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iii) the site shall be provided with means of obtaining access thereto from a street under the regulation 5 of the Building (Planning) Regulations (B(P)R) and emergency vehicular access shall be provided under the regulation 41D of the B(P)R; and
 - (iv) if the site is not abutting on a specified street under regulation 18(3) of the B(P)R having a width not less than 4.5m, the development intensity shall be determined by the BA at the building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

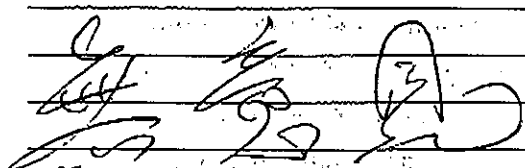
By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/NE-STK/25

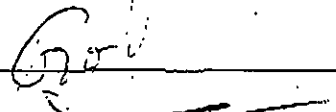
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature



日期 Date 2024.5.3